

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
Regular Meeting, November 5, 2004
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, California 92123
Hearing Room - 9:00 a.m.**

ROLL CALL

ADMINISTRATIVE

For further information regarding this agenda, please call (858) 694-3816.

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on, late-filed documents. Note: The aforementioned does not apply to materials that are presented at the meeting as a part of a visual presentation.

1. Director's Report to the Commission

Items to be discussed include:

- Briefing on actions of the Board of Supervisors
- Finances and Budget
- GP 2020 Meeting Schedule

CONSENT AGENDA

2. Public Request to be Heard

Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's agenda.

3. Approval of Minutes: None.

REGULATORY PROJECTS**4. Bonita Valley Christian Center, Major Use Permit Modification, P78-016W⁵, Sweetwater Community Planning Area (Murphy)**

The application is for a Modification to a Major Use Permit that authorized the construction of a church and related facilities. The Modification proposal is to add two single-story, 24-foot wide x 60-foot long x 13-foot 6 inches tall modular trailers on the 15-acre site. The trailers will be used for religious education classes. The additional trailers would only accommodate current enrollment and not provide additional capacity. Each trailer will contain two classrooms and a restroom. The trailers are temporary and will be removed when permanent classroom buildings are constructed. Landscaping is proposed to reduce views of the trailers. The project is located at 4744 Bonita Road, just east of Otay Lakes Road in Bonita, California. The use is classified as a Civic Use Type: Religious Assembly pursuant to Section 1370 of the Zoning Ordinance and a Modification to the Major Use Permit is required pursuant to Section 7378 of the Zoning Ordinance. The General Plan designates this site as (22) Public/Semi-Public Lands, the Use Regulation is A70, Limited Agricultural Use.

5. San Diego Country Estates International Equestrian Center; Major Use Permit Modification, P72-309W⁴, Ramona Community Planning Area (Sibbet)

The project is an equestrian center in San Diego Country Estates (described below). The Planning Commission previously approved this project on February 23, 2001 (P72-309W³). Four property owners appealed this decision to the Board of Supervisors. The Board denied the appeal on May 23, 2001. As conditions of their approval, the applicant was required to complete 24 conditions by May 23, 2002. The applicant did not satisfy all of the conditions and the last approval expired. The unpermitted uses are still currently the subject of a Codes Enforcement action. The applicant filed this subsequent Major Use Permit Modification to remedy their violations. This time, the applicant is not proposing any new uses, such as an additional parking area, but is just trying to gain approval of the unpermitted uses that already exist. This request will allow the existing 43 corrals, the third training ring, the 12 tack lockers, the maintenance yard, the maintenance office, the 20-space horse trailer parking area, the 174-space RV/boat storage area, the cable TV facility, the scout equipment storage area, and the manure transfer area to remain. The site is zoned RR2, Rural Residential Use Regulation and is designated (3) Residential in the San Diego General Plan. The project is located at the southerly side of Gunn Stage Road between Wikiup Road and the easterly terminus of Gunn Stage Road.

6. **Crown Castle International at North Peak; Major Use Permit Modification P91-006W¹, Central Mountain Subregional Plan (Sibbet)**

This project is a Major Use Permit Modification to allow the continual use and renewal of an existing telecommunications facility for an additional ten years. The facility was originally approved in 1994 for ten years. The Use Permit authorized a tower with antennas up to 80 feet and an associated equipment building. The area is also developed with three other similar towers. No new construction is proposed. This facility is classified as a Minor Impact Utility pursuant to Section 1355 of the Zoning Ordinance. Approval of a Minor Use Permit is required pursuant to Sections 2925 of the Zoning Ordinance to locate within the S92 Zone, by Section 4224 to reduce the lot size for a utility, and by Section 4622b for a height exception. In this case, a Major Use Permit was required because pursuant to Section 4813 of the Zoning Ordinance, a smaller setback was also necessary. Therefore, a Major Use Permit Modification is now required to allow an additional ten years. The facility is located at the terminus of North Peak Road. The site is designated (18) Multiple Rural Use with a Telecommunications Overlay.

7. **Pointe Mountaintop Townhomes; Major Use Permit P02-001 and Tentative Map TM 5281RPL¹, Spring Valley Community Planning Area (Farace)**

This is a request for a Major Use Permit and Tentative Map to allow a 111-unit condominium complex within The Pointe Specific Plan Area. The 15.88-acre subject site is designated within The Pointe Specific Plan for development of high-density residential uses. The subject site is subject to the "P" Planned Development Regulation requirements pursuant to Sections 5800 and 6600 of the Zoning Ordinance, and "D" Special Area Regulations for Community Design Review pursuant to Section 5700 of the Zoning Ordinance. The site is located on the south side of Jamacha Boulevard, approximately one mile west of Sweetwater Springs Boulevard. The General Plan Land Use Designation is (21) Specific Plan Area and the site is zoned RU22 Urban Residential Use Regulations, with a maximum of 22 dwelling units per net acre.

8. **Lamar Square Condominium Conversion; Tentative Map TM 5360, Spring Valley Community Planning Area (Caldwell)**

This is a request for a Tentative Map for a one-lot condominium conversion. The Tentative Map proposes to convert 22 existing town homes into a 22-unit condominium complex. The subject property measures 1.7 acres in size and is in the (1.3) Estate Development Area (EDA) Regional Category and the (8) Residential (14.5 dwelling units per acre) Land Use Designation of the General Plan. The site is zoned (RV15) Variable Family Residential Use Regulation (15

dwelling units per acre). The project is located at the northwest corner of Lamar Street and Bancroft Drive.

9. **Focus-Azalea, L.P., Tentative Map TM 5372RPL¹, North County Metro Community Planning Area (Monzon)**

The project is a proposed subdivision for an existing 9,976 gross square-foot industrial building with 8 existing units into 8 individual condominium units. No additions or exterior physical changes are proposed at this time. Access to the property is off Azalea Drive. The project site is zoned M52-Limited Impact Industrial. The project is located at 116 Azalea Drive, between South Santa Fe and Primrose.

10. **Eric Comer, CB Richard Ellis; Tentative Map TM 5384, Pepper Drive-Bostonia Community Planning Area (Monzon)**

The project is a proposed residential subdivision of 14 existing units into 14 individual condominium units. No additions or exterior physical changes are proposed at this time. Access to the property is off Persimmon Avenue. The project site measures 0.906 gross acres. The project site is zoned RV15-Variable Family Residential allowing 14.5 dwelling units per acre. It is designated as a Current Urban Development Area with a General Plan Designation of 8 (Residential) allowing 14.5 dwelling units per gross acre. The project is located at 133 Persimmon Avenue.

DISCUSSION/ACTION ITEMS

11. **TM 4976RPL⁴ Time Extension: Charterstone, LLC; RR.5 Rural Residential Use Regulation, Bonsall Community Planning Area (Sibbet)**

Request for administrative approval of a Tentative Map Time Extension for an approved subdivision map, which proposes 17 lots on 45.6 acres gross acres located to the north side of Olive Hill Road in between Mission Road (Highway 76) and Shamrock Road.

ADMINISTRATIVE

12. Report on actions of Planning Commission's Subcommittees.
13. Designation of member to represent Commission at Board of Supervisors.
14. Discussion of correspondence received by Planning Commission.

DEPARTMENT REPORT

15. Scheduled Meetings.

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DEPARTMENT REPORT

15. Scheduled Meetings

December 3, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
December 17, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
January 7, 2005	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
January 21, 2005	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
February 4, 2005	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
February 18, 2005	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
March 4, 2005	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
March 18, 2005	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

This Agenda is now available on the County of San Diego's web site at "www.co.san-diego.ca.us". Visit the Department of Planning and Land Use web page at "www.sdcdplu.org".

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ADJOURNMENT

A proponent or protestant of record may appeal certain decisions of the Planning Commission to the Board of Supervisors (Attn: Clerk of the Board, Room 402, 1600 Pacific Highway, San Diego, CA 92101) accompanied by an appeal fee of \$500.00 (excluding Administrative Appeals).

The time period following the Planning Commission action within which an appeal must be filed is as follows:

Tentative Map Cases, Major Use Permits, Reclamation Plans, Coastal Use Permit Cases, Site Plans required by Specific Plans, Plan Amendment Authorizations-----	Within 10 calendar days after Planning Commission action
Specific Plans, Specific Plan Amendments, Road Matters, Rezones, Agricultural Preserves, Plan Implementation Hearings, General Plan Amendment Hearings-----	No appeal necessary since staff will automatically transmit case to Board of Supervisors.
Administrative Appeals, Variances, Minor Use Permits-----	No appeal possible to Board of Supervisors; Planning Commission action is final.